



Memorandum

To: Honorable Mayor Maso and Members of the Frisco City Council

cc: George Purefoy, City Manager
Paul Knippel, P.E., Director of Engineering Services
Brian Moen, P.E., Assistant Director/Transportation

From: Jason Brodigan, P.E., Senior Civil Engineer
Joel Fitts, P.E., Senior Traffic Engineer

Date: March 25, 2010

Subject: Consider and act upon a Resolution authorizing the City Manager to execute a Development Agreement with CMTEX LLC for the construction of a northbound left turn lane and a median opening adjacent to the property on the northwest corner of Teel Parkway and Eldorado Parkway in conjunction with the City of Frisco's construction of Teel Parkway Improvements.

Action Requested: Staff requests that Council approve a Resolution authorizing the City Manager to execute a Development Agreement with CMTEX LLC for the construction of a northbound left turn lane and a median opening adjacent to the property on the northwest corner of Teel Parkway and Eldorado Parkway in conjunction with the City of Frisco's construction of Teel Parkway Improvements.

Background Information: The City of Frisco is currently completing the widening of Teel Parkway from two lanes to four lanes from Eldorado Parkway to Panther Creek Parkway. During construction of the project, the property owner on the northwest corner of Teel Parkway and Eldorado Parkway requested a northbound left turn lane and median opening adjacent to their property as part of the current Teel Parkway improvement project.

The Developer Agreement is necessary to describe the turn lane and median opening that will be built and to describe the process of collecting escrow funds, conveying the funds to the City of Frisco and making the developer responsible for any cost overruns. As stated in the Developer Agreement, the property owner is responsible for the design and construction costs that are associated with the addition of the left turn lane and median opening to serve their property. The

estimated cost of the design is \$3,000 and the estimated construction cost is \$27,300. A separate change order will be brought before Council at a later date, which will highlight the quantities added to the Teel Parkway project to construct the additional left turn lane and median opening.

The Development Agreement is based on the standard form of agreement that Council approved in December 2006 for use with property owners along roadway construction projects who wish to add median openings and turn lanes that will serve their properties.

Alternatives: The City Council could consider the following alternatives:

- Approval of a Resolution authorizing the City Manager to execute the Development Agreement.
- Input towards the discussion as necessary.
- Direct Staff to renegotiate the agreement with CMTEX LLC.

Financial Considerations: The property owner is responsible for both the design and construction costs, estimated at \$30,300, associated with the addition of the northbound left turn lane and median opening to serve their property. No City funds will be expended for these additions to the Teel Parkway Improvements.

Legal Review: Approved as to form.

Supporting Documents:

- Project Location Map
- Development Agreement
- Resolution

Staff Recommendation: Staff recommends approval of a Resolution authorizing the City Manager to execute a Development Agreement with CMTEX LLC for the construction of a northbound left turn lane and a median opening adjacent to the property on the northwest corner of Teel Parkway and Eldorado Parkway in conjunction with the City of Frisco's construction of Teel Parkway Improvements.

Staff will be present at the meeting to address the Council's questions relating to this agenda item.